RAPLEYS

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our ref: 20-00934
Date: 28 November 2024

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 139751/FO/2024 at Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS.

We write on behalf of Lidl Great Britain Limited ('Lidl') to submit a discharge of conditions planning application in respect of the above site.

Planning Permission Ref. 139751/FO/2024 for the above-mentioned development was formally approved by Manchester City Council on 26th July 2024, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
3	Samples of Materials
6	Local Labour Agreement
13	Staff and Visitor Bicycle Parking
17	Biodiversity Gain Plan and Habitat Management Plan
18	Boundary Treatments
19	Car Park Management Plan
20	Servicing Strategy
23	Basic Asset Protection Agreement
40	Travel Plan

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-) on 28th September 2024.

- Application covering letter (this letter) dated 28th September 2024;
- Completed application form;
- Proposed Elevations rev C;
- Materials Schedule;

- Cycle Parking Details drawing rev P2;
- Site Kerb Plan, Details and Boundary Treatments drawing rev C5;
- Lidl Fallowfield Local Labour Agreement Statement;
- BNG Plan;
- Habitat Management and Monitoring Plan;
- Car Park Management Strategy;
- Delivery, Servicing and Waste Management Plan;
- Network Rail Asset Protection Initial Enquiry Questionnaire;
- Travel Plan;
- Staff Travel Information Pack;
- Staff Travel Survey; and
- Customer Travel Survey.

The requisite planning application fee of £145 has also been paid via the Planning Portal.
In addition to the above, the specific information in respect to the various conditions is set out below.

Condition 3 (Samples of Materials) states:

"With the exception of demolition, no above ground development that is hereby approved shall commence unless and until samples and specifications of all other materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials."

In regard to this condition, please refer to the Proposed Elevations rev C drawing and Materials Schedule produced by SMR Architects.

Condition 6 (Local Labour Agreement) states:

"(a) Prior to occupation of the proposed retail store (Class E), details of a local labour agreement in order to demonstrate commitment to recruit local labour for the operational element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration."

In regard to this condition, please refer to the Local Labour Agreement Statement produced by Rapleys.

Condition 13 (Staff and Visitor Bicycle Parking) states:

"Notwithstanding details submitted, none of the units hereby approved shall be occupied until space and facilities for staff and visitor bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning authority. The bicycle parking shall be secure and weatherproofed and shall then be retained and permanently reserved for bicycle parking."

In regard to this condition, please refer to the Cycle Parking Details drawing rev P2 produced by SMR Architects.

Condition 17 (Biodiversity Gain Plan and Habitat Management Plan) states:

"Prior to the commencement of above ground development, a Biodiversity Gain plan and an accompanying Habitat Management shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter."

In regard to this condition, please refer to the BNG Plan and Habitat Management and Monitoring Plan produced by Enzygo.

Condition 18 (Boundary Treatments) states:

"The development hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of any new boundary treatment/gates to be erected. The development shall only be carried out in accordance with the approved details and shall thereafter be retained."

In regard to this condition, please refer to the Site Kerb Plan, Details and Boundary Treatments drawing rev C5 produced by SMR Architects.

Condition 19 (Car Park Management Plan) states:

"Prior to the first occupation of the units hereby approved, a Car Park Management Plan shall be submitted to and agreed in writing by the City Council as Local Planning. The Car Park Management plan shall include details of car park information/directional signage, staff parking, space allocation between competing uses, marshalling arrangements at busy times and any time limitations on parking. The agreed Car Park Management plan shall be implemented as part of the development and remain in use so long as the approved uses are operational."

In regard to this condition, please refer to the Car Park Management Strategy produced by SCP.

Condition 20 (Servicing Strategy) states:

"Notwithstanding details submitted, prior to the first occupation of the foodstore (Class E) hereby approved, a Servicing Strategy shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The strategy shall include details of the number and frequency of deliveries/collections, vehicle sizes, delivery times, noise management, access and safety arrangements. The agreed Strategy shall be implemented as part of the development and remain in use so long as the approved use is operational."

In regard to this condition, please refer to the Delivery, Servicing and Waste Management Plan produced by SCP.

Condition 23 (Basic Asset Protection Agreement) states:

"Prior to the commencement of development, A BAPA (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. Confirmation of the agreement and the agreed measures shall be submitted to approved in writing by the City Council as Local Planning Authority prior to works commencing on site. The development shall only be implemented in accordance with the measures agreed by Network Rail."

In regard to this condition, please refer to the Network Rail Asset Protection Initial Enquiry Questionnaire.

Condition 40 (Travel Plan) states:

"Notwithstanding details submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

(1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
(2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
(4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use."

In regard to this condition, please refer to the Travel Plan, Staff Travel Information Pack, Staff Travel Survey and Customer Travel Survey produced by SCP.

Conclusion

We trust that the information provided is sufficient to discharge the above listed conditions and we look forward to confirmation of early validation and determination of this application. However, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact me.

Yours faithfully,



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